

INFORMATION MEMORANDUM

700 Pukapuka Road
Mahurangi Bay

Price by Negotiation



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New Zealand

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- [Disclaimer](#)
- [Property Overview](#)
- [Location](#)
- [Photo gallery](#)
- [Certificate of Title](#)
- [Further Information](#)
- [Contact Information](#)

Disclaimer

This Memorandum has been prepared solely to assist interested parties in deciding whether to express their interest in the assets and then making their own evaluation of the property and its assets. The Memorandum does not purport to contain all information that a prospective Purchaser may require. In all cases, interested parties should conduct their own investigation, analysis and verification of the data contained in this Memorandum and the property. Neither the delivery of this Memorandum nor any contractual agreement concluded thereafter shall under any circumstances create any implication that there has been no change in the affairs or prospects of the property since the date of this Memorandum or since the date as at which any information contained in this Memorandum is expressed to be applicable.

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Retention of this Memorandum will constitute acceptance by the recipient and readers of these terms and conditions and any recipients who do not accept any of the terms and conditions should return the Memorandum to the Advisors immediately.

Property Overview



Iconic Private Peninsular

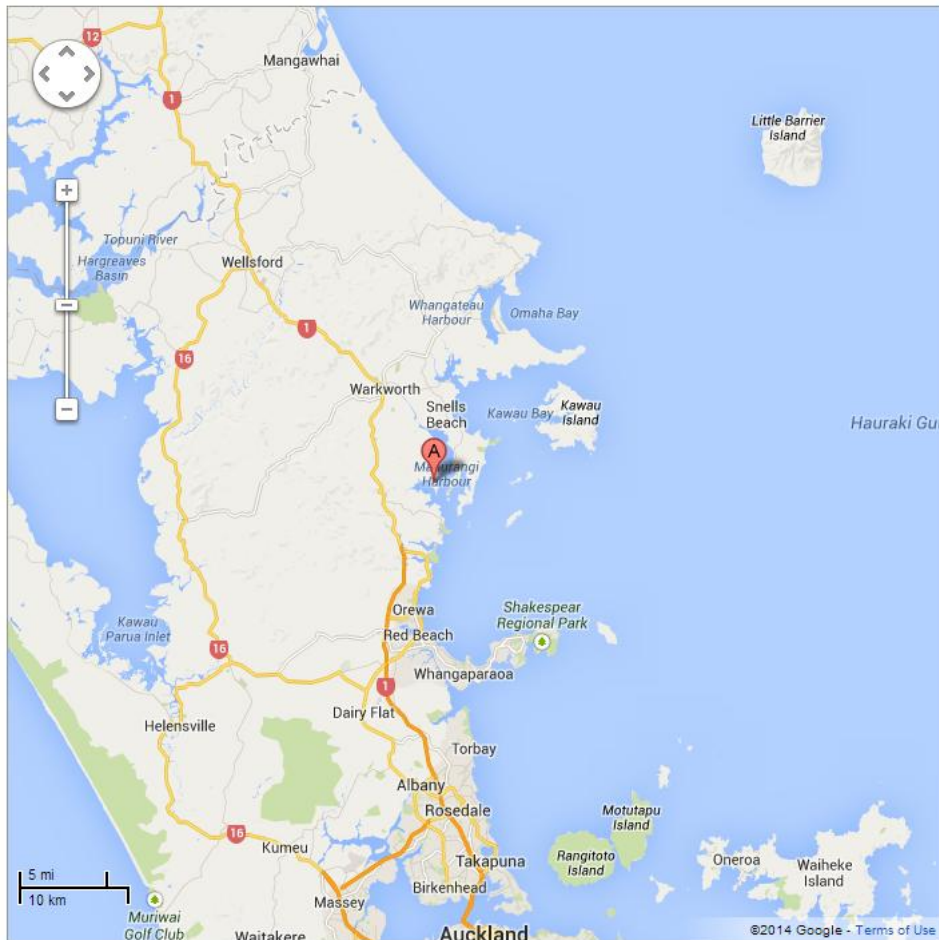
This magnificent private peninsular will be brought to market early in 2014. Less than 35 minutes north of the CBD of Auckland City sits this exclusive retreat property.

40.01 hectares (100 acres) (more or less) of pristine coastal environment in the center of beautiful Mahurangi Harbour. The coastal edge is covered in spectacular Pohutukawa trees cascading down to the coves and beaches that surround the property. A restored turn of the century Villa is situated on one of the many promontories that abound the property.

At present it is in two titles, but there are numerous building sites should you wish to design your own private retreat in this truly spectacular environment .

Fully gated the property is completely surrounded by water and is absolutely private, it is one of the most unique properties this close to Auckland on its own peninsular that could be owned in private ownership.

Location



Address: 700 Pukapuka Road, Mahurangi Bay

Legal Description: Lot 127 & Lot 12 DPI95686
Certificate of Title: NA21C/615

View on: nzsothebysrealty.com/BSA10222

700 Pukapuka Road, Mahurangi Bay



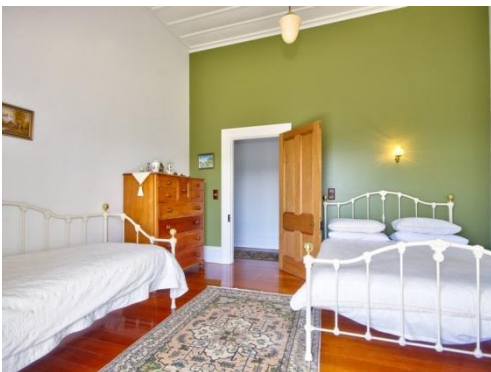
700 Pukapuka Road, Mahurangi Bay



700 Pukapuka Road, Mahurangi Bay



700 Pukapuka Road, Mahurangi Bay



Certificate of Title for 700 Pukapuka Road, Mahurangi Bay



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952 Limited as to Parcels

Search Copy



Identifier NA21C/615
Land Registration District North Auckland
Date Issued 05 November 1971

Prior References

NA1016/281

Estate Fee Simple
Area 35.7135 hectares more or less
Legal Description Allotment 127 Parish of Mahurangi
Proprietors
Mahurangi Estates Limited

Interests

D217579.2 Lease to Ernest Keith Barker and Laurence Charles Hallett Term from 27.6.1997 and terminating on the death of Nora Ellen Weakley - 20.11.1997 at 9.41 am

Appurtenant hereto is a right of way and power and telecommunication rights created by Transfer D421723.8 - produced 19.8.1999 at 10.20 am and entered 3.9.1999 at 9.00 am

The easements created by Transfer D421723.8 are subject to Section 243 (a) Resource Management Act 1991

D421723.10 COVENANT UNDER SECTION 240 RESOURCE MANAGEMENT ACT 1991 (ALSO AFFECTS CT NA124D/243) - PRODUCED 19.8.1999 AT 10.20 AM AND ENTERED 3.9.1999 AT 9.00 AM

Appurtenant hereto are rights of way and telecommunications and power rights created by Transfer D468355.14 - produced 6.1.2000 at 3.11 pm and entered 24.1.2000 at 9.00 am

The easements created by Transfer D468355.14 are subject to Section 243 (a) Resource Management Act 1991

D468355.19 Mortgage to ASB Bank Limited - produced 6.1.2000 at 3.11 pm and entered 24.1.2000 at 9.00 am

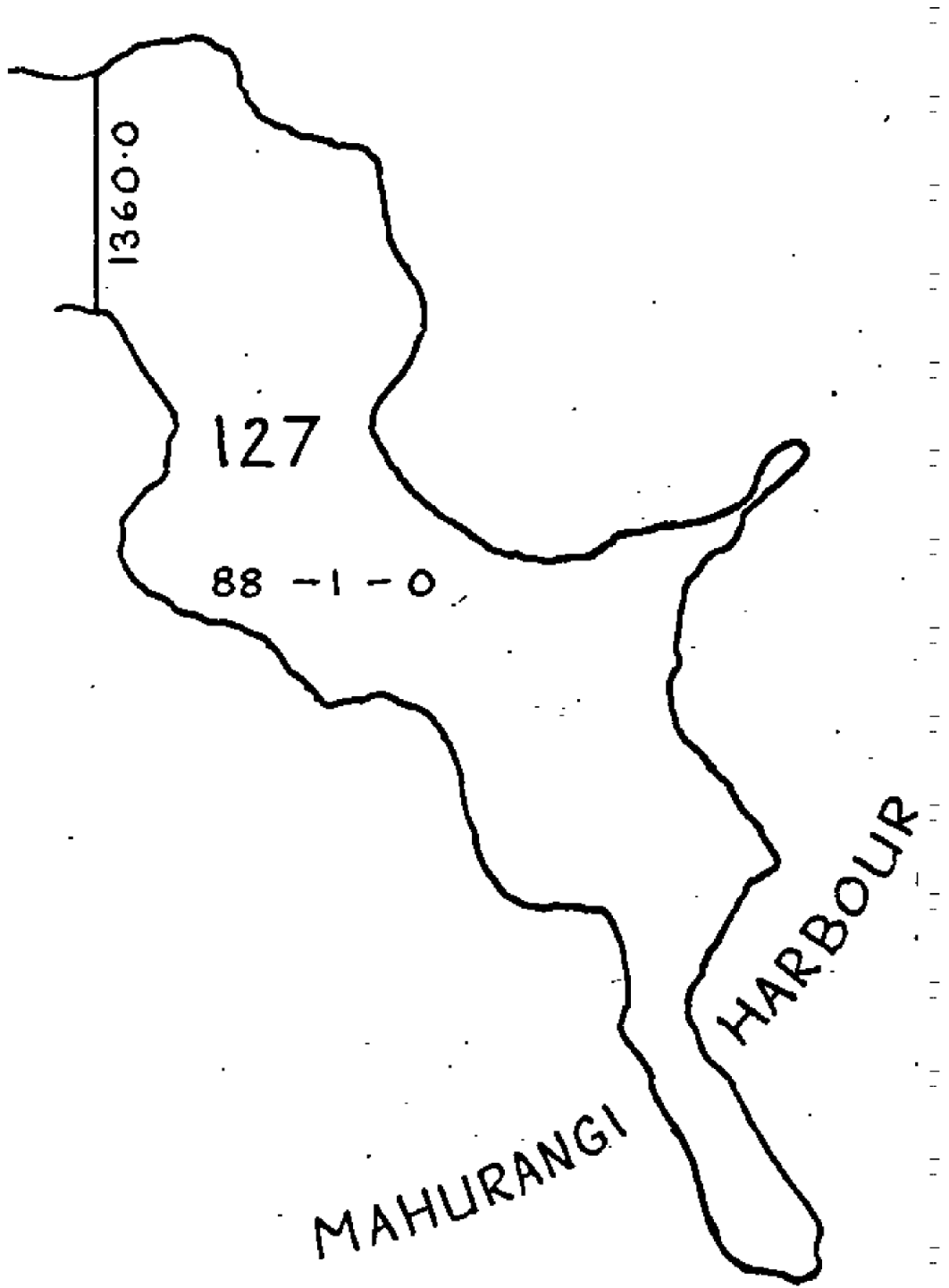
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Client Reference rtaylor010

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Register Only

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Certificate of Title for 700 Pukapuka, Mahurangi Bay



Certificate of Title for 700 Pukapuka, Mahurangi Bay



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Search Copy



R.W. Muir
Registrar-General
of Land

Identifier NA124D/243
Land Registration District North Auckland
Date Issued 03 September 1999

Prior References
NA121C/777

Estate Fee Simple
Area 4.3080 hectares more or less
Legal Description Lot 12 Deposited Plan 195686
Proprietors
Mahurangi Estates Limited

Interests

D421723.3 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - produced 19.8.1999 at 10.20 am and entered 3.9.1999 at 9.00 am
Appurtenant hereto is a right of way and power and telecommunication rights created by Transfer D421723.8 - produced 19.8.1999 at 10.20 am and entered 3.9.1999 at 9.00 am
D421723.10 COVENANT UNDER SECTION 240 RESOURCE MANAGEMENT ACT 1991 (ALSO AFFECTS C.T. NA21C/615) - PRODUCED 19.8.1999 AT 10.20 AM AND ENTERED 3.9.1999 AT 9.00 AM
Appurtenant hereto are rights of way and telecommunications and power rights created by Transfer D468355.14 - produced 6.1.2000 at 3.11 pm and entered 24.1.2000 at 9.00 am
The easements created by Transfer D468355.14 are subject to Section 243 (a) Resource Management Act 1991
D468355.19 Mortgage to ASB Bank Limited - produced 6.1.2000 at 3.11 pm and entered 24.1.2000 at 9.00 am

Transaction Id 39223952
Client Reference rtaylor010

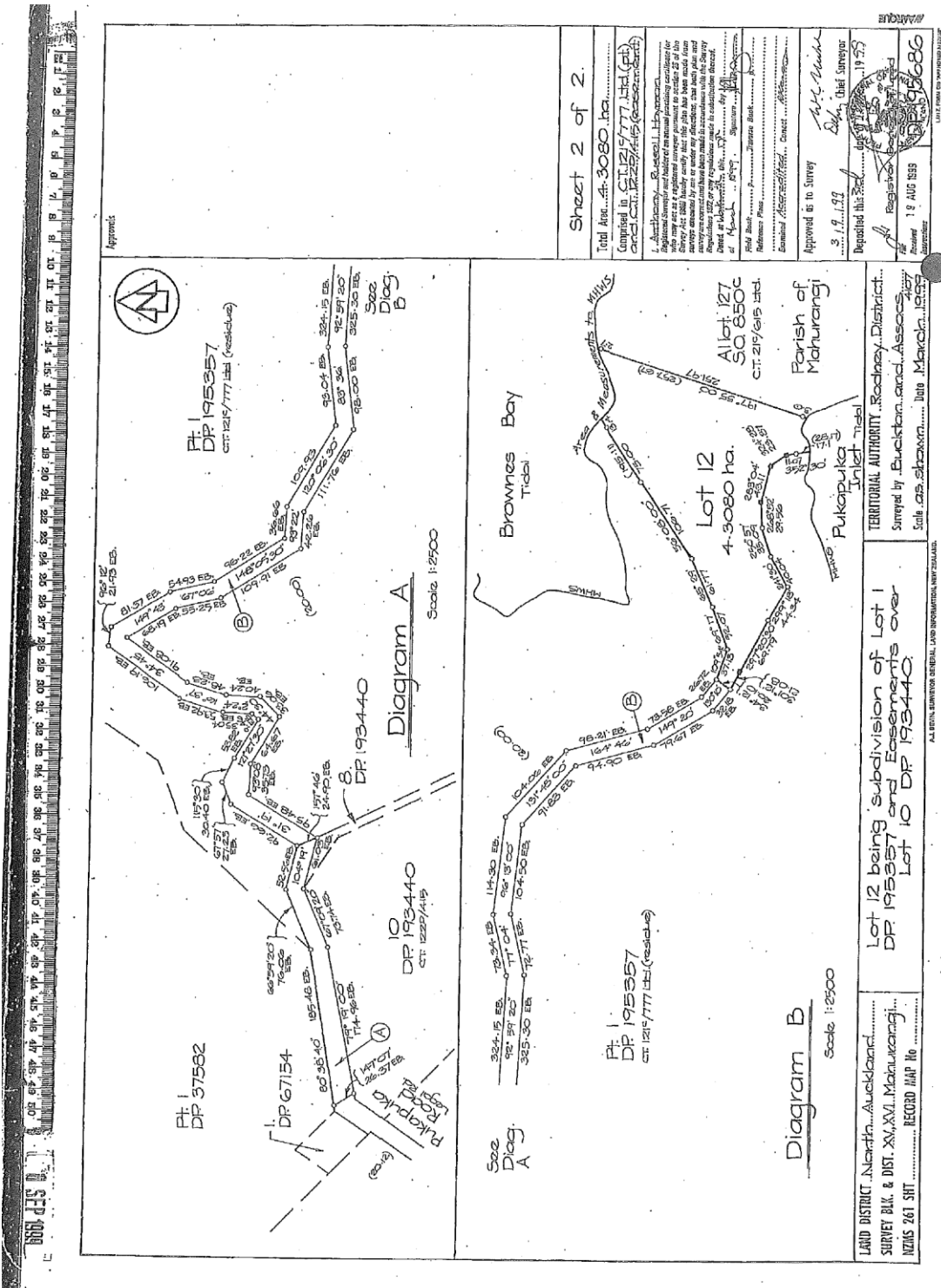
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Register Only

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Certificate of Title for 700 Pukapuka, Mahurangi Bay

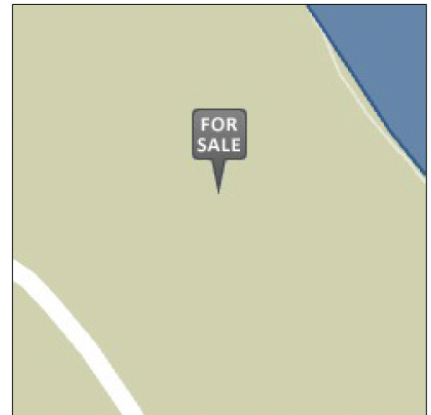


700 PUKAPUKA ROAD POHUEHUE

Rating Valuations:	\$5,120,000
Land Value:	\$4,725,000
Improvements Value:	\$395,000
Valuation Date:	01-Jul-2014
Last Sale Price:	\$2,000,000
Last Sale Date:	16-Jul-1997
Last Sale Type:	Whole. One property involved
Sale Tenure:	Freehold
Purchase Relationship:	Non-market Level - Non Bonafide
Net Sale Price:	\$2,000,000
Chattels:	n/a

Valuation Address:	700 PUKAPUKA ROAD POHUEHUE
Valuation Reference:	920/7100
Legal Description:	ALLOT 127 MAHURANGI PSH BLK XVI MAHURANGI SD - TNA -
Tenure:	Not Leased (Owner is Occupier)
Floor Area:	195 m ²
Land Area:	35.7135 ha
Bedrooms:	
Building Age:	Mixed/Remod
Category:	Pastoral, Fattening, uneconomic, separate (PF)
Wall Material:	Weatherboard / GOOD
Roof Material:	Steel / G-Iron / GOOD
Contour:	
Deck:	
Parking Freestanding:	2 cars
Parking Main Roof:	
Land Use:	Stock Finishing
Zoning:	1E
Owners:	Mahurangi Estates Limited 
Certificate Of Title:	NA21C/615 (Freehold)

Withdrawn
Price By Negotiation
Advertised Date: 28-Feb-14



Report created on December 19th, 2014

PUKAPUKA ROAD

Rating Valuations:	\$2,225,000
Land Value:	\$2,200,000
Improvements Value:	\$25,000
Valuation Date:	01-Jul-2014
Last Sale Price:	\$562,500
Last Sale Date:	15-Jun-1999
Last Sale Type:	Whole. One property involved
Sale Tenure:	Freehold
Purchase Relationship:	Market - interim
Net Sale Price:	\$562,500
Chattels:	n/a



Valuation Address:	PUKAPUKA ROAD
Valuation Reference:	920/7110
Legal Description:	LOT 12 DP 195686 - INT IN EASE
Tenure:	Not Leased (Owner is Occupier)
Floor Area:	n/a
Land Area:	4.3080 ha
Bedrooms:	
Building Age:	
Category:	Lifestyle, Vacant (LV)
Wall Material:	/
Roof Material:	/
Contour:	
Deck:	
Parking Freestanding:	0 cars
Parking Main Roof:	0
Land Use:	Vacant Lifestyle
Zoning:	1E



Owners:	Mahurangi Estates Limited 
Certificate Of Title:	NA124D/243 (Freehold)

Report created on December 19th, 2014



Blanchard Property I Oaua Point - Mahurangi Proposed Concept Plan Operative Auckland Plan I Rodney District

D J SCOTT September 2013
Landscape Architect

Base Aerial Source:



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